

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
ARCHITECTURAL REVIEW COMMISSION MEETING**

Thursday, June 20, 2013

5:30 p.m.

**Cottonwood Heights City Council Chamber
1265 East Fort Union Boulevard, Suite 250
Cottonwood Heights, Utah**

ATTENDANCE

Committee Members:

Scott Chapman
Robyn Taylor-Granda
Scott Peters
Stephen K. Harman
Jonathan Jay Oldroyd
Niels E. Valentiner
Laura McCoy - excused

City Staff:

Brian Berndt, Planning & Econ. Develop. Director
Larry Gardner, Planner

1.0 DISCUSSION ITEMS

The meeting began at 5:45 p.m.

1.1 Review Action Items

The Commission reviewed and discussed the action items on the agenda.

2.0 ACTION ITEMS

2.1 (Project #DC 13-004) Action on a Request from Dan Harward for Design Approval for a New Office Building Located at 6710, 6722, 65738 South Highland Drive

The applicant, Dan Harward, along with his business partners, Tom Smith, Civil Engineer-Blake Thomas, and Realtor Dana Conway, addressed the Commission. They requested design approval for a new office building to be built at 6722 South Highland Drive. This project will ultimately include the rezoning of three residential lots to commercial. In developing the site plan, Mr. Harward elected to go with a one-way in and one-way out fire turnaround in an effort to accommodate occasional ambulances to provide pick-up services on the south ground floor, where the oral surgeon's office will be located. The owner originally wanted more parking than what the Code required. Accordingly, the site plan included as much as possible. Consideration for approval to use on street parking on the frontage road was proposed in order to accommodate this need. Additional parking is needed in order to accommodate employees and a high volume of patients with corresponding appointment times. Providers at the proposed location will include dentists specializing in oral surgery, dental implants, orthodontics, and pediatric dentistry.

Mr. Thomas reviewed the site plan and addressed the issue of water drainage, detention, and retention. In working with City Engineer, Brad Gilson, it was determined that a 60-inch storm

drain pipe running to the north does not meet the elevation requirements, and therefore cannot be used. It was suggested that a solution may be to install a pipe from LaCresta down the frontage road. This, however, would entail placing a private pipe on public land, where several utility companies are located. Collaboration with a neighboring property south of the proposed location began in order to pursue the possibility of building a pipe to service both areas. This solution would provide the elevation gain and the pipe would not run through a public area. Both developments could potentially share a hydro dynamic separator that would maintain water quality on both properties.

Mr. Thomas reviewed the access points and discussed the negotiation of creating a shared access with the other developing area at the south exit point. An easement document would then be created to ensure access out of the property. The north side has a two-way access point, with angled parking stalls so as to include an eight-foot buffer. An overhead power line runs in the back, which will require collaboration with Rocky Mountain Power. A more thorough review of the easement will determine additional details on the landscaping plan outside the complex. Presently one side of the complex is at elevation, thereby eliminating the need for a retaining wall. On the opposite side of the complex a retaining wall will be required. A six-foot pre-cast concrete wall will surround the entire property.

The landscaping percentage on the property is 15%, including the outset area and a 20-foot setback on the front side of the property. Sidewalks, park strip, curb, and gutter have also been included, even though there are currently none existing. For improved traffic flow, the one-way driveway may be converted to a flared style, because drivers will be required to stop before exiting the parking lot. The landscaped areas on both the north and south sides are eight feet with four feet around the remainder of the building between the sidewalk and the building. If the driveway on the south end is converted to a shared driveway and moved to the other property, Mr. Thomas proposed creating a radius with the additional space for the dumpster. Currently the dumpster is enclosed on the front side of the property, because of the 50-foot distance requirement between business and residential uses. A variance may or may not be pursued.

With regard to the shared driveway, it was noted that the neighboring property owner has not had much time to consider the proposal.

Mr. Thomas explained that the color scheme will be brick detail with black-trimmed wood windows and black metal awnings on the lower windows just below the signs. There will be shadow details with the texturing and individual lettered signs for each of the four doctors.

A concern was raised within the Architectural Plan regarding window placement. It was emphasized that the windows have been designed to meet the specific needs of each doctor. For example, on the east side there will be restrooms and lab rooms, therefore, windows will not be necessary on that side of the building.

It was noted that the lighting still needed be addressed by the Electrical Engineer. One issue not shown was a mechanical storage unit which will be accessed through the stairs and elevator with a lock-out. This will comprise only one-third of the footprint in order to stay out of the ADA compliance area. The rest of the mechanical units will be on the rooftop.

It was suggested by the ARC that additional detail be added to railings.

In the next meeting, the following discussion points will be re-visited:

- relocation of the dumpster;
- details of the landscaping plan;
- detailing on the railings; and
- building material samples.

2.2 (Project #DC 13-002) Action on a Request from Associated Food Stores for Design Approval for a Major Remodel to Dan's Foods Located at 2029 East 7000 South

The applicant, Bill Wally, presented the proposal and requested approval of a proposed remodeling project consisting of removal of the pharmacy drive-thru section and leveling of the south end of the parking lot. The result will be to eliminate an existing hill and make it possible to build a retaining wall along Fort Union Boulevard. The intent is to make the parking lot more user-friendly for customers.

Mr. Wally shared Associated Food Stores' (AFS) background and stated that they have owned Dan's Foods for the past 12 years. Their goal is to improve the existing store and make it more attractive. They discussed the remodel with the City and the possibility of upgrading the facility as a joint business venture. The budget is limited but it is necessary to give the store a new look and increase their pool of customers.

One of the downsides is that the parking lot on the south end is on a slope. Customers who park there risk having carts roll down the hill. Another concern is that there is an electrical pole in the middle of the drive aisle that provides electricity to the building. In communications with Rocky Mountain Power, it was determined that the cost of moving the pole is prohibitive because of the limited budget. The proposed solution is to take the south end sloped portion of the parking lot, level it out, and make adjustments on another end of the lot. This will benefit motorists while eliminating the need to move the light pole. To increase stall capacity, the Wasatch Pizza building will be removed, which will open up the entire eastern border of the lot. The canopy at the front of the store recently vacated by Zion's Bank will serve as an additional parking location. Access points will be adjusted from three entrances down to two as a result of the pharmacy drive-thru being removed. The pharmacy will then be moved from the back of the store to the front.

Exterior wall update; changes proposed include:

- Eliminating an awning that currently crosses the entire side of the building on both sides.
- Converting the west side door into a double entryway. Expansion will occur on that corner of the store for cart storage.
- Raise the parapet walls on all sides. The entire rooftop has a ridgeline, which distorts the view of other features of the building. The intent is to add height to the exterior in order to

hide this ridge resulting in it disappearing into the back of the parapet wall. The siding will be raised six feet to cover the mechanical units. The entire building will then be re-roofed.

- All entrances will have awnings. It was suggested by the ARC that faux awnings be added on the entrances to add definition to the building, in addition to the paneling separating the various portions of the building.
- Another question addressed by the ARC was whether the Dan's Market sign provides enough visibility and if the entry should be enlarged to accommodate a bigger sign. Mr. Wally stated that they will construct the signs based on the current building design. He noted that the signs will be located where the wall will stand.

Mr. Wally stated that the anticipated completion date is November 2013. If they are unable to meet this deadline, they may close the store. The current plan has been submitted for building review.

Motion: Commissioner Valentiner moved to approve the major remodeling plans to Dan's Foods located at 2029 East 7000 South. The motion was seconded by Commissioner Harman and passed unanimously on a voice vote.

2.3 (Project #DC-13-003) Action on a Request from RAK Medical Offices for Design Approval for a New Office Building Located at 6746 South Highland Drive and 1979 LaCresta Drive

The applicant, Jae Park, presented the request and stated that he is proposing a 10,000 square foot one-story medical office building with 50 parking stalls. The intent was to make the building as accommodating to patients as possible. The medical offices will house pain intervention physicians.

A public hearing was conducted on June 19, 2013, before the Planning Commission. The request was for a zone change to convert the property from residential to residential office. The land use map was modified several years ago with the intent being to create more commercial development. As projects have come forward, each has gone through the same process. It was noted that a variance for the square footage allowance will also be required. At the public hearing, privacy and high traffic volumes were the major concerns identified by residents.

The building will be built on two combined lots with each allowing a footprint of 5,000 square feet. The applicant's representative stated that at first they received pushback from the neighbors, however, once they saw the renderings of what is proposed in terms of height they were in favor of it. The doctors and Mr. Park are very conscientious and realize this is an entrance into the neighborhood on LaCresta. They want to make it look aesthetically pleasing to the residents. It was noted that the neighborhood's primary concern remained cut through traffic.

Mr. Park was encouraged to improve upon the overall exterior appearance. For example, there are currently four flat walls with flat windows and very little definition. It was suggested that he add texturing to make the exterior more esthetically pleasing.

It was also noted that the courtyard elevations are not shown on the site plan and should be. The Commission also pointed out that the roof hangs over the building too far, and is broken up in terms of step backs and adjustments, which creates massing. It was recommended that the roof be floated, the walls brought out in front, a solid base created, and the color changed to provide contrast. A complete landscaping plan needs to be provided as part of the complete proposal.

2.4 (Project #DC 13-005) Action on a Request from Ken Nickles for Design Approval for a New Mixed-Use Complex Located at Southwest Corner of Fort Union and Wasatch Boulevards

The ARC provided a conceptual review of Mr. Nickle's Design Request, and various issues. On the west side of Wasatch Boulevard a new road separates the property into two halves. The proposed complex will be built on the east side of the divide. This side contains an old Sanford Brown easement, which is an old drainage ditch that connects a cross walk to the bus stop, Park-n-Ride on the northeast corner of Big Cottonwood Canyon Road and Wasatch Boulevard. The walking path is 12 to 15 feet wide and located half-way up on a steep slope. The path, as well as a bridge will connect the site to mass transit and provide access for bikers and pedestrians to the mouth of the canyon without having to go through the intersection. The plan was to connect the property to the drainage ditch, which is in a level area.

A major issue pertained to the bridge and negotiating the logistics with UDOT. Preservation of the canyon was identified as the priority of the City and its residents. It was noted that this will be the biggest challenge associated with the project. It will also be important to get details on who owns the Sanford Brown easement as well as surrounding easements on the property. It will be a struggle to identify where the common grid and natural grade are in order to determine the finished floor elevation.

In previous design submissions there were issues with building elevation. As a result, the final proposal needs to be modified to conform to the current regulations. The Code allows three stories for a flat piece of property, and the current plan appears to have 4 ½ floors exposed. It is also important to note that a fault line runs through the middle of the property.

The historical grade was used to determine building elevation due to the modifications of all other surrounding properties in the area. This will need to be clearly outlined in the proposal in order for it to be considered. The plan also includes patios and connections across the buildings to go from the south property through the hotel area up to the restaurant.

Mr. Nickles has been working with the County on the financing of public and private underground parking structures for approximately 1,200 parking stalls. The County ultimately approved the proposal. They have also been working on finding tenants and a hotel group to occupy the complex. The rest of the design will be dependent on which hotel group is selected, so that they can meet the design theme and concept of the hotel group. When Mr. Nickles made his original request several years ago, an issue that arose at that time was that the hotel group required more space than allowed by Code.

It was mentioned that it would be helpful to have the elevations of the buildings noted for cross sections A and B on the left side, in order to compare them to the terrain drop of the neighboring businesses.

Material samples and more definitive plans are to be presented at the next meeting scheduled on July 18, 2013.

2.5 Approval of the March 28, 2013 Minutes

It was reported that the Architectural Review Commission will move to approve the minutes of June 20, 2013, after the following process is met. The Recorder will prepare the minutes and email them to each member of the Commission. The members will have five days to review the minutes and provide any changes to the Recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission is in agreement, at which time the minutes shall be deemed approved.

Motion: Commissioner Peters moved to approve the minutes of June 20th, 2013. The motion was seconded by Commissioner Harmon and passed unanimously on a voice vote.

3.0 ADJOURNMENT

Minutes approved: 07/25/2013